

B-6

NOTE: CLEAR IS APPROVED ONLY FOR WORK REQUESTED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS MUST BE APPROVED AS OTHER MATTERS.

222d

Appendix E

Unit Information

COMMERCIAL UNITS

There are three Commercial Units (use group G). The unit areas are as follows:

Unit	Floor	Area
A	Ground	3,159 SF
A	Mezzanine	530 SF
A	Cellar	3,350 SF
Total unit A		7,039 SF
B	Sub Cellar	1,412 SF
C	Sub Cellar	106 SF

The Sponsor has indicated that the Commercial Units are not intended to be offered for sale at the time of the offering.

RESIDENTIAL UNITS**1. General**

All Residential Units in the building are Loft Dwellings as defined in the Zoning Resolution.

2. Residential and "Home Occupation" Uses

The Loft Dwelling Units may be occupied by businesses as "accessory uses" under the Zoning Resolution definition of "home occupations". In C6 Districts, the home occupation provisions of Section 12-10 shall apply, except that up to 49 percent of the total floor area of the dwelling unit may be used for a home occupation. Refer to the Zoning Resolution for further definition of restrictions that apply to permitted uses of "home occupation" areas.

There are twenty-five residential units. Each residential unit is numbered by floor. In addition Lofts on the 2nd through 10th Floors are lettered N for the North Units and S for the South Units.

3. Residential Unit Conditions at the Time of Offering:**North Units 2nd – 10th Floors****Units 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N, 10N:**

Master bedroom suite with walk in closet and full bathroom, bathroom, foyer, one living/dining / kitchen with study alcove, one laundry/mechanical room. The units trash/storage room is off the building common corridor.

South Units 2nd – 10th Floors**Units 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S:**

Master bedroom suite with walk in closet and full bathroom, Two bedrooms with two full bathrooms, foyer, one living/dining / kitchen, one laundry/mechanical room. The units trash/storage room is located off the building common corridor.

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The Franklin Tower at 90 Franklin Street (aka 271 Church Street)

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Full Floor Units 11th – 16th Floors

Units 11, 12, 13, 14, 15, 16:

Master bedroom suite with walk in closet/dressing room, cedar closet and full bathroom, two bedrooms with one full bath room, guest bedroom suite with a full bathroom, private elevator lobby, foyer, gallery, rear hall, one living/dining, kitchen with pantry area, one library with a wood burning fireplace, one home office, one mechanical room, one laundry room, one trash/storage room.

Full Floor Unit 17th Floor

Unit 17:

Master bedroom suite with walk in closet/dressing room, cedar closet and full bathroom, two bedrooms with one full bath and a powder room. Guest bedroom suite with a full bathroom, private elevator lobby, foyer, gallery, rear hall, one living/dining, kitchen with pantry area, one library with a wood burning fireplace, one home office, one mechanical room, one laundry room, one trash storage room.

Unit 17 has an interior stair with access to a new penthouse living area with a powder room. There is access to a private recreational area on a portion of the building's roof with exterior metal stairs to the new roof of the penthouse. Unit 17's exterior area will be divide from the common exterior residential recreational area by a fence. The new penthouse, fence and metal access stairs are pending approval by the New York City Department of Building and New York City Landmarks Preservation Commission.

Interior residential stair:

Stair # 5 is a new communication stair between the 17th Floor of Unit 17 and Unit 17's new Penthouse Area. The stair will be steel with open risers. The handrail, balustrade and guard rails will be as required by the New York Department of Buildings.

Residential Unit Finishes:

All room finishes except for the bathrooms, laundry rooms and trash rooms are as follows:

- Walls:** Existing plaster perimeter walls will be patched and painted.
New walls will be painted gypsum board.
- Ceilings:** Existing plaster to remain will be patched and painted.
New ceilings will be painted gypsum board.
- Floors:** Existing concrete floor to be finished polished and sealed or new wood veneer floors will be installed.

Finishes for common areas are as follows:

Elevator Lobby

- Walls:** Existing Marble
- Ceilings:** Existing plaster to remain will be patched and painted
- Floors:** Existing Terrazzo

Foyer or Hall

- Walls:** Painted gypsum board or Existing plaster to remain will be patched and painted
- Ceilings:** Painted gypsum board

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Unit Information

Floors: Existing concrete floor to be finished polished and sealed or new wood veneer floors will be installed.

All bathrooms, laundry rooms and trash rooms are finished as follows:

Master Bathrooms and Guest Bathrooms

Walls: Ceramic tile wainscot and painted gypsum board
Shower : Ceramic tile
Ceilings: Painted gypsum board
Floors: Marble tile

Powder Rooms

Walls: Ceramic tile wainscot and painted gypsum board
Ceilings: Painted gypsum board
Floors: Marble tile

Bathrooms

Walls: Ceramic tile and painted gypsum board
Shower: Ceramic tile
Ceilings: Painted gypsum board
Floors: Ceramic tile

Laundry Rooms/Mechanical Rooms and Trash Rooms

Walls: Painted gypsum board
Ceilings: Existing plaster to remain will be patched and painted or painted gypsum board.
Floors: Ceramic tile and base

Gypsum board will be installed on metal studs, furring, and/or black iron as applicable. Drywall at wet locations will be water resistant. The entire Loft will be painted with one coat of primer and two coats of finished latex paint.

Residential Unit Bathroom Fixtures and Fittings:

The Sponsor reserves the right to substitute fixtures and fittings with substantially equal or better fixtures and fitting:

Single Unit: 11th - 17th floor (units 11, 12, 13, 14, 15, 16 and 17)

Master Bath A

Toilet: Waterworks Richmond elongated water closet
Lavatory: Two (2) Waterworks Richmond standard pedestal with Waterworks Aero faucet set
Bathtub: freestanding Waterworks Savoy tub 70" with feet. Waterworks Aero wall mounted faucet set.
Shower: built in shower with unframed glass doors and stainless steel hardware. Shower faucet set Waterworks Aero concealed shower mix and Julia body spray.

Bath A1

Toilet: Waterworks Richmond elongated water closet
Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set.
Shower: American Standard alcove shower base 48" x 34" with a glass door

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Bath A2

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower

Guest Bath

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Waterworks Classic II tub drop in tub into a marble deck,
Waterworks Aero faucet set.

Shower: Built in shower with unframed glass doors and stainless steel hardware.

Shower faucet set Waterworks Aero concealed shower mix.

Powder Room

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

North Unit: 2nd - 10th floor (units 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N 10N)

Master Bath C

Toilet: Waterworks Richmond elongated water closet

Lavatory: Two (2) Waterworks Richmond standard pedestal with
Waterworks Aero faucet set

Bathtub: Waterworks Classic II tub drop in tub into a marble deck,
Waterworks Aero faucet set

Shower: built in shower with unframed glass doors and stainless steel hardware.

Shower faucet set Waterworks Aero concealed shower mixer

Bath C

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower.

South Unit: 2nd - 10th floor (units 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S 10S)

Master Bath B

Toilet: Waterworks Richmond elongated water closet

Lavatory: Two (2) Waterworks Richmond standard pedestal with
Waterworks Easton faucet set

Bathtub: Waterworks Classic II tub drop in tub into a marble deck,
Waterworks Aero faucet set

Shower: built in shower with unframed glass doors and stainless steel hardware.

Shower faucet set Waterworks Aero concealed shower mix

Bath B1

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set.

Shower: American Standard alcove shower base 48" x 34" with a glass door

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Unit Information

Bath B2

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower

Kitchens and Laundries:

The Sponsor reserves the right to substitute equipment with substantially equal or better equipment:

FULL FLOOR Unit Kitchen 11th - 17th floor

(units 11, 12, 13, 14, 15, 16 and 17)

Cabinetry:

Boffi Studio Model Grand Chef Finish: Stainless Steel

Countertop Finishes: to be Stainless Steel at the Grand Chef and Maple Butcher Block at island and pantry countertops.

upper unit: Aluminum framed glass door

lower unit: Brushed Stainless Steel

Island unit: Laminated MDF Board Finish: Setasil Matte Lacquer Charcoal Grey

Hood: Gaggenau

Fixtures & Fittings: DBL Stainless Steel Sink with Garbage Chute.

Faucet KWC # RBK11C, Chromed Mixer/Sprayer

Accessories:

Stainless Steel Garbage Bin

Sliding Butcher Block Cutting Board

Sliding Dish Drain

Sliding Grill

Sliding Stone Warmer

Front Panel for Dishwasher finish: Stainless Steel

Appliances:

Range: Gaggenau three VG353-212 Stainless Steel

Refrigerator: Sub Zero Model 550 Refrigerator with automatic ice maker 36" in Stainless Steel

Dishwasher: Bosch

Oven/Microwave: Thermador double oven with microwave.

NORTH and SOUTH UNIT KITCHEN 2nd - 10th floor

(units 2N, 2S, 3N, 3S, 4N, 4S, 5N, 5S, 6N, 6S, 7N, 7S, 8N, 8S, 9N, 9S, 10N, 10S)

Cabinetry:

Boffi Studio Model Grand Chef Finish: Stainless Steel

Countertop Finishes: to be Stainless Steel at the Grand Chef

Maple Butcher Block at island counters.

upper unit: Aluminum framed glass door

lower unit: Laminated MDF Board Finish Setasil Matte Lacquer Charcoal Grey

Hood: Thermador

Fixtures & Fittings: DBL Stainless Steel Sink with Garbage Chute.

Faucet KWC # RBK11C, Chromed Mixer/Sprayer

Accessories:

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Appendix E

Unit Information

Stainless Steel Garbage Bin
 Sliding Butcher Block Cutting Board
 Sliding Dish Drain
 Front Panel for Dishwasher finish: plastic laminate Setasil Matte Lacquer Charcoal Grey

Appliances:

Range: Gaggenau KG354-214 natural gas 27" Stainless Steel
 Refrigerator: Sub Zero Model 550 Refrigerator with automatic ice maker 36" in Stainless Steel
 Dishwasher: Bosch
 Oven/Microwave: Thermador oven with microwave
 Hood: Thermador

Laundry (at all units)

Sink: Eljer Stantray Laundry sink
 Washer : GE WSXH208V Horizontal Axis stacking
 Dryer: GE DSXH43EV Horizontal Axis stacking

4. Lighting:

North Units 2nd – 10th Floors 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N, 10N

Room Name	Fixtures	Remarks
Foyer	MR 16 recessed wall washer down light, incandescent step light	
Living/Dinning Room	Wall Sconces, MR 16 recessed wall washer down light	
Kitchen C	MR 16 recessed down light, ceiling mounted pendent, under cabinet task light	
Laundry Mechanical Room	Incandescent Wall mounted utility fixture	
Study Alcove	Wall Sconces	
Corridor	MR 16 recessed wall washer down light, incandescent step light	
Master Bedroom	Wall Sconces	
Closet	Track Light halogen lamps	
Master Bath C	MR 16 recessed down light, recessed shower down light, surface mounted florescent fixture over mirror	
Trash Storage	Incandescent wall mounted utility fixture	

South Units 2nd – 10th Floors 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S

Room Name	Fixtures	Remarks
Corridor	MR 16 recessed wall washer down light, incandescent step light	
Foyer	MR 16 recessed wall washer down light, incandescent step light	
Living/Dinning Room	Wall Sconces, MR 16 recessed wall washer down light	
Kitchen B	MR 16 recessed down light, Ceiling mounted	

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	Pendent, under cabinet task light	
Laundry Mechanical Room	Incandescent Wall mounted Utility	
Bed Rooms	Wall Sconces, MR 16 recessed downlight	
Bath B1 & B2	MR 16 recessed down light, recessed shower down light, Surface Mounted florescent fixture over mirror	
Master Bedroom	Wall Sconces, MR 16 recessed down light	
Closet	Track Light halogen lamps	
Master Bath B	MR 16 recessed down light, recessed shower down light, Surface Mounted florescent fixture over mirror	
Trash Storage	Incandescent wall mounted utility fixture	

2nd- 10th Floors (Areas other then the North and South Units)

Room Name	Fixtures	Remarks
Elevator Lobby	Recessed incandescent wall washer downlight,	
Entry	Wall Sconce	
Corridor	Incandescent wall mounted utility fixture	

Full Floor Units 11, 12, 13, 14, 15, 16 and 17

Room Name	Fixtures	Remarks
Gallery	Recessed Track Light , Surface mounted incandescent pendent, incandescent step light	
Rear Hall	MR 16 recessed wall washer down light, Surface mounted incandescent pendent, incandescent step light	
Living / Dinning Room	Wall Sconces	
Kitchen A	MR 16 recessed down light, Ceiling mounted pendent, under cabinet task light	
Pantry	MR 16 recessed wall washer down light	
Laundry/Mechanical Room	Incandescent Wall mounted Utility	
Home Office	MR 16 recessed down light	
Bed Rooms	Wall Sconces, MR 16 recessed downlight	
Guest Bath A, BathA1 & A2	MR 16 recessed down light, recessed shower down light, Surface Mounted florescent fixture over mirror	
Powder Room	MR 16 recessed down light, Surface Mounted florescent fixture over mirror	
Master Bedroom	Wall Sconces, MR 16 recessed down light	
Closet	Track Light halogen lamps	

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Appendix F

Unit Areas

UNIT AREA

Sub Cellar Floor

Unit B	1,412 SF
Unit C	106 SF
Building Common Area	4,088 SF
Total Area	5,606 SF

Cellar Floor

Unit A	3,313 SF
Building Common Area	2,293 SF
Total Area	5,606 SF

Ground Floor

Unit A	2,492 SF
Building Common Area	3,114 SF
Total Area	5,606 SF

Mezzanine Floor

Unit # A	557 SF
Building Common Area	624 SF
Total Area	1,181 SF

Floors 2nd – 4th

Unit 2N, 3N, 4N	1,895 SF
Unit 2S, 3S, 4S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 5th – 6th

Unit 5N, 6N	1,895 SF
Unit 5S, 6S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

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Appendix F

Unit Areas

Floor 7th

Unit 7N	1,895 SF
Unit 7S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floor 8th

Unit 8N	1,895 SF
Unit 8S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 9th – 10th

Unit 9N, 10N	1,895 SF
Unit 9N, 10N	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 11th – 16th

Unit 11, 12, 13, 14, 15, 16	5,027 SF
Building Common Area	579 SF
Total Area	5,606 SF

17th Floor

Unit 17 (Interior Area)	5,027 SF
Building Common Area	579 SF
Total Area	5,606 SF

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Appendix F

Unit Areas

18th Floor Roof Plan

Unit 17 (Interior Area)	543 SF
Exterior Area for Unit 17	1,331 SF
Common Recreational Interior Area	634 SF
Common Recreational Exterior Area	2,186 SF
Total Common Recreational Space	2,820 SF
Building Common Area other than Common Recreational Area	912 SF
Total Area	5,606 SF

Roof of Penthouse

Exterior Area for Unit 17	543 SF

Penthouse First Level Plan

Exterior Area for Unit 17	320 SF

Total Area for Unit 17

Total Interior Area for Unit 17	5,570 SF
Total Exterior Area for Unit 17	2,194 SF

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Appendix G

Floor and Site Plans

Architect's and Engineer's Report

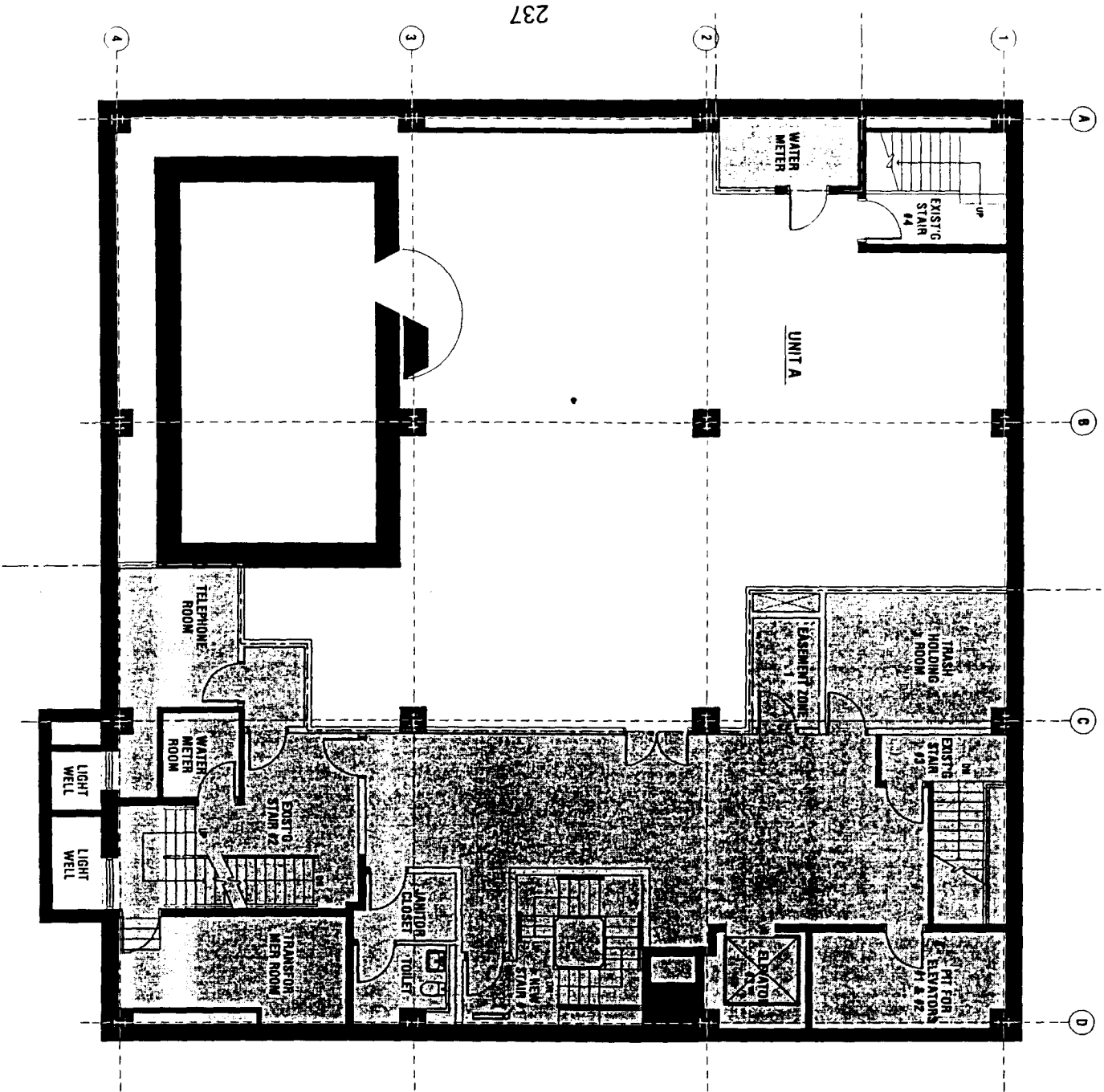
The Franklin Tower at 90 Franklin Street (aka 271 Church Street) New York, NY 10013
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FLOOR PLANS

All dimensions of the following floor plans and Schedule B of the Declaration are approximate and may exceed the usable floor area of the Unit which is so depicted. The following floor plans are subject to variations between such floor plans and the actual condominium floor plans to be filed with the Office of the City Register, New York County, and to changes in fenestration and other revisions which are deemed advisable by the local department of buildings or other agencies having jurisdiction over same, or which are necessitated by job conditions, or are permitted to be made by Sponsor in accordance with the Plan.

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THE FRANKLIN TOWER

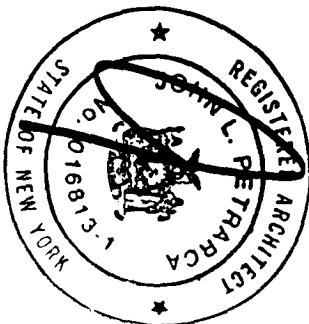
90 FRANKLIN STREET NEW YORK, NY 10013

ARCHITECT'S CERTIFICATION
STATE OF NEW YORK
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE
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BUILDINGS, CITY OF NEW YORK AND FAIRLY DEPICTS
THE LAYOUT, LOCATION, UNIT DESIGNATION AND
APPROXIMATE DIMENSIONS OF THE UNITS TO BE BUILT

UNIT AREAS:

<input type="checkbox"/> UNIT A	3,313sf
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TOTAL AREA	5,606sf



seal

Revised April 27, 1999

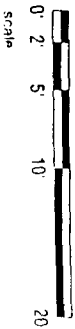
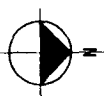
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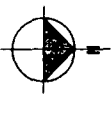
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drawing title

AG-02

drawing number

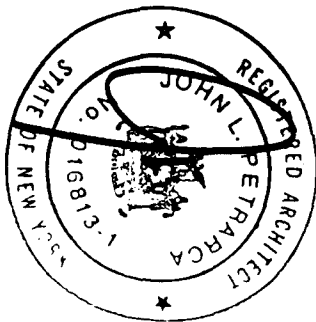




AG-08
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8TH FLOOR PLAN
drawing title

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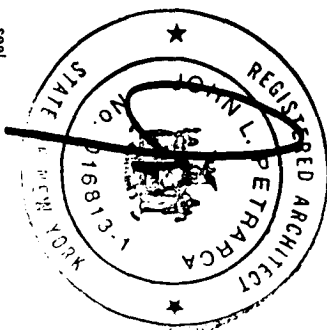
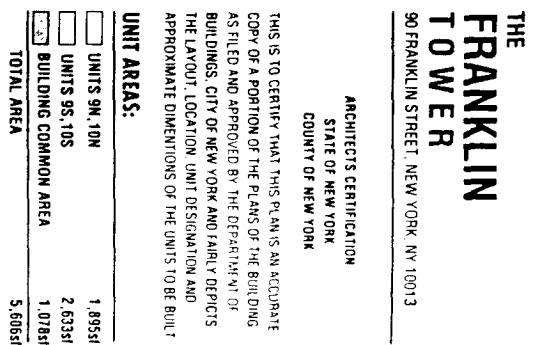


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TOTAL AREA	5.606sf

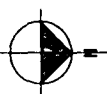
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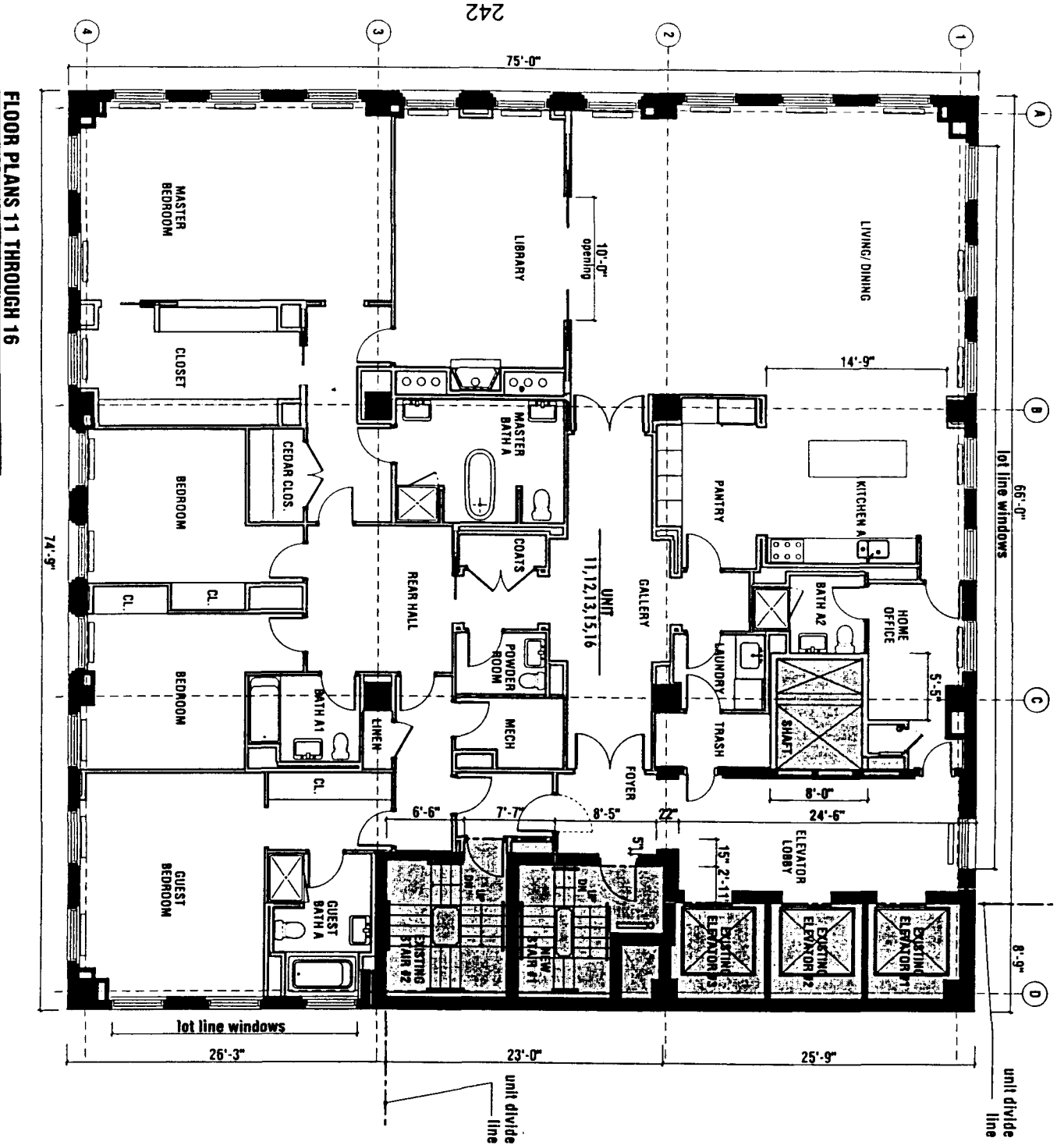


FLOOR PLANS 9 THROUGH 10

drawing number

scale

0' 2' 5' 10' 20'



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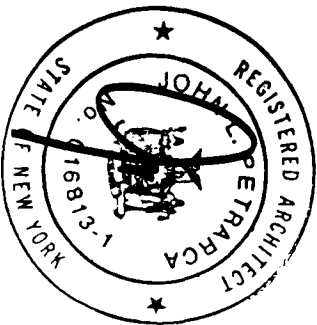
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UNIT AREAS:

UNITS 11,12,13,14,15,16	5,027sf
BUILDING COMMON AREA	579sf
TOTAL AREA	5,606sf



seal

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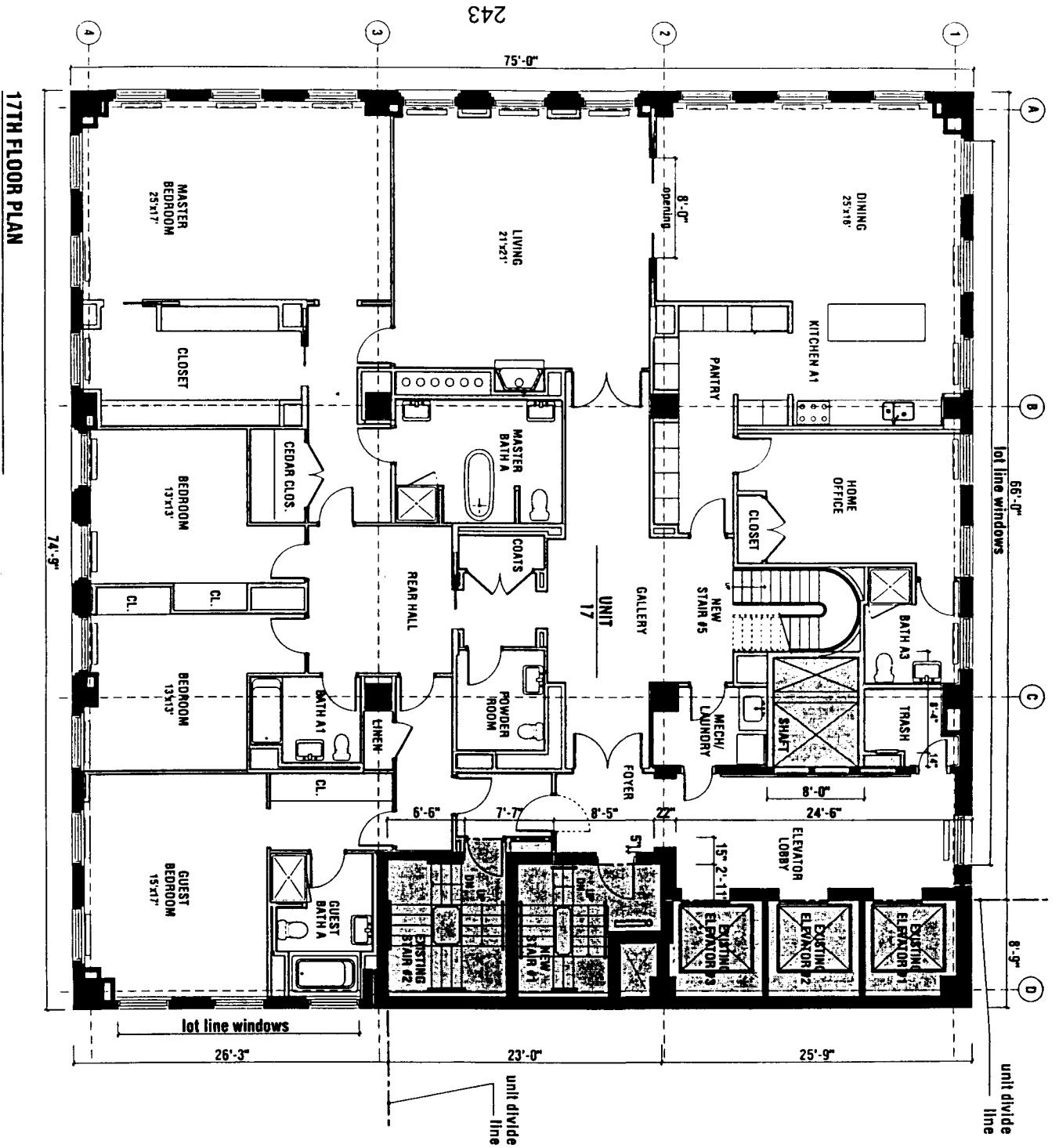
FLOOR PLANS 11 THROUGH 16

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AG-10

drawing number





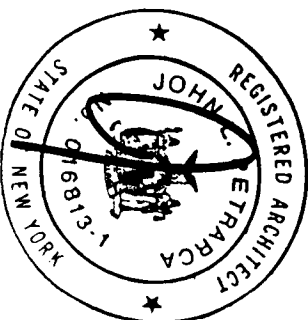
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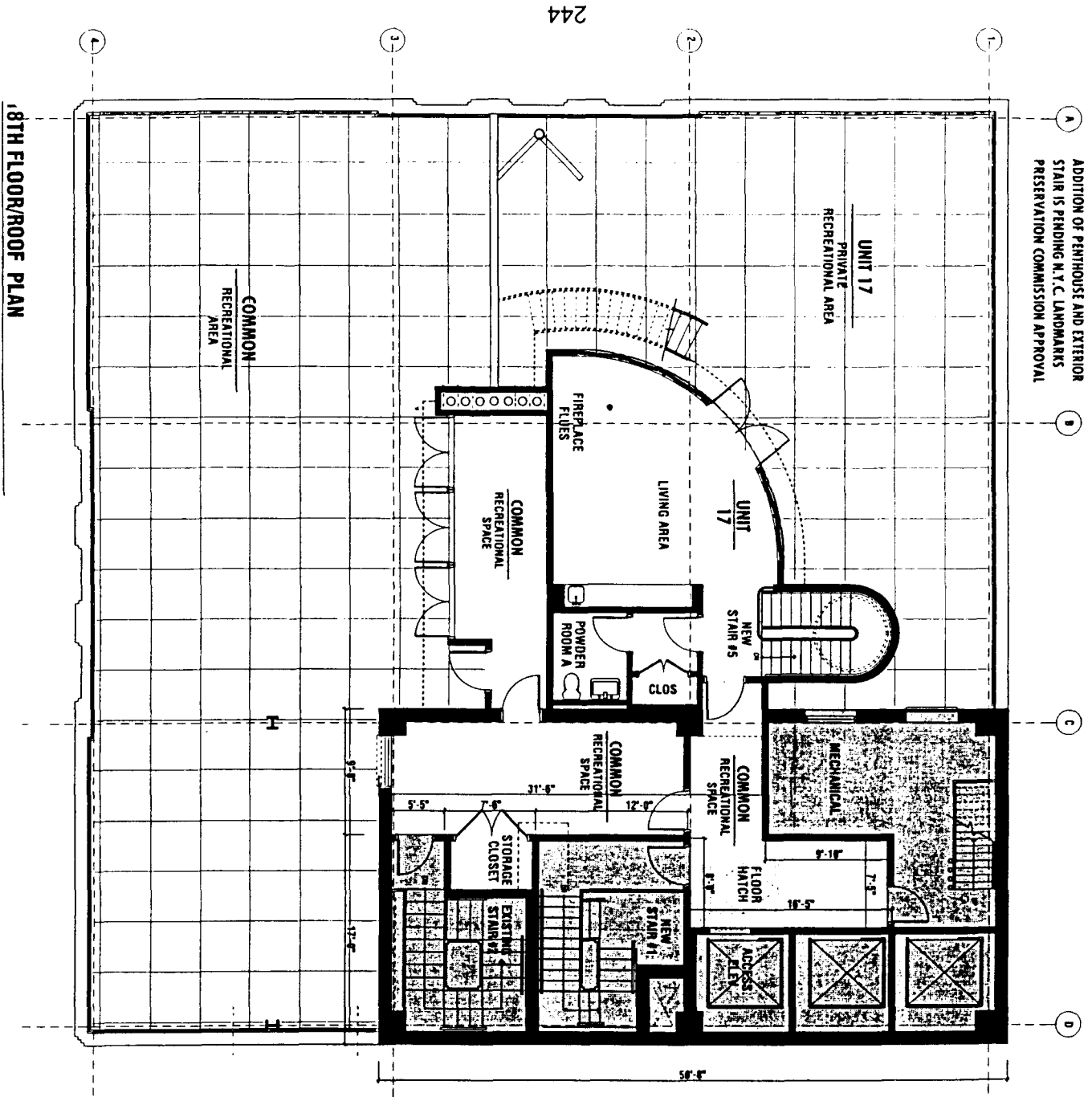
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TOTAL AREA	5,606sf



seal
Revised April 27, 1999
date

17TH FLOOR PLAN
drawing title
AG-11
drawing number





ADDITION OF PENTHOUSE AND EXTERIOR
STAIR IS PENDING N.Y.C. LANDMARKS
PRESERVATION COMMISSION APPROVAL

8TH FLOOR/ROOF PLAN

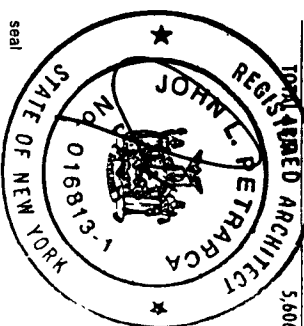
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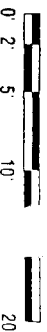
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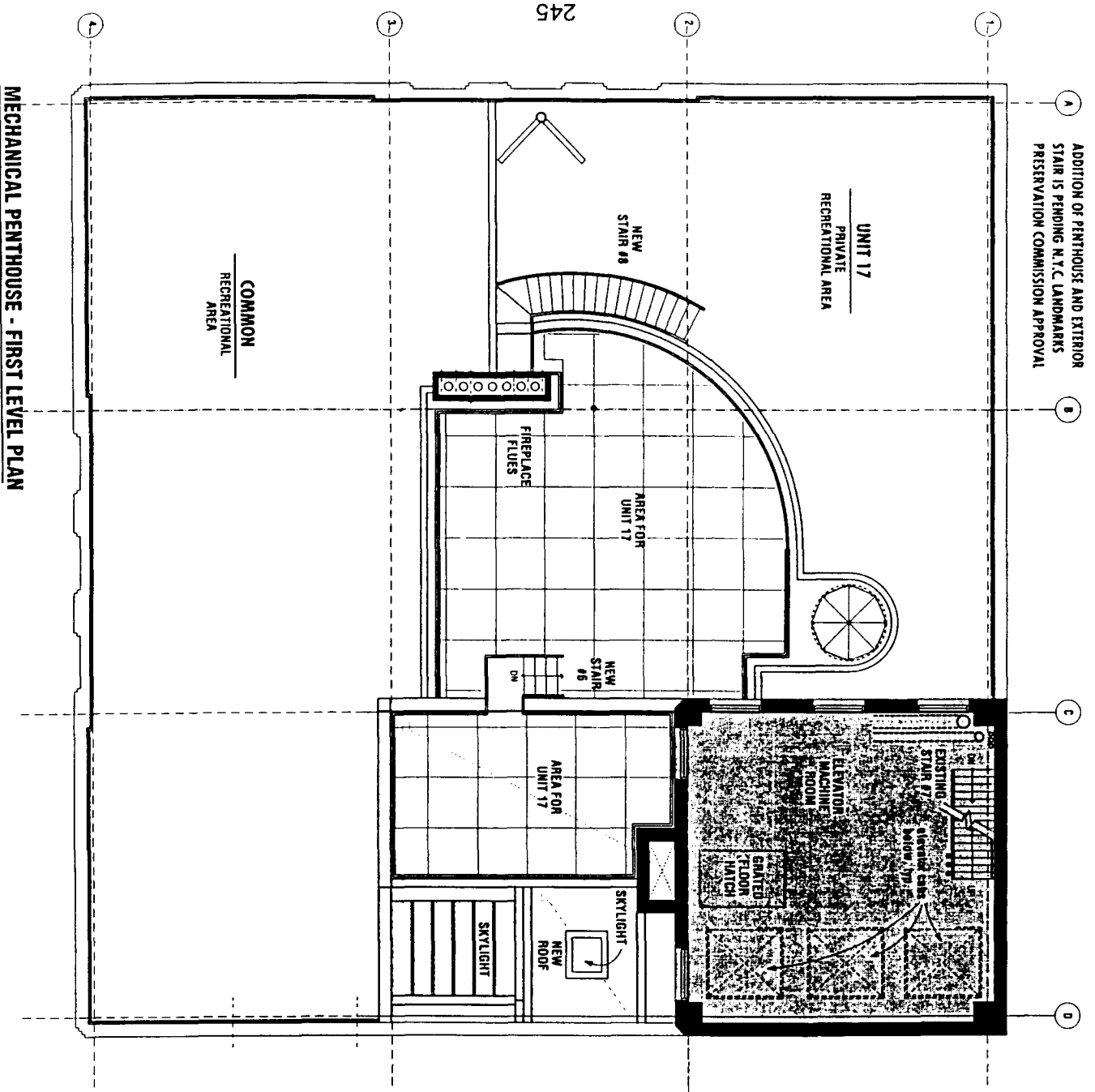
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<input type="checkbox"/> (INTERIOR AREA)	
<input type="checkbox"/> UNIT 17	1,331 sf
<input type="checkbox"/> (EXTERIOR AREA)	
<input type="checkbox"/> COMMON RECREATIONAL	634 sf
<input type="checkbox"/> (INTERIOR SPACE)	
<input type="checkbox"/> COMMON RECREATIONAL	2,186sf
<input type="checkbox"/> (EXTERIOR AREA)	
<input type="checkbox"/> BUILDING COMMON AREA	
<input type="checkbox"/> OTHER THEN COMMON	
<input type="checkbox"/> RECREATIONAL AREA	912 sf
<input type="checkbox"/> TOTAL COMMON AREA	5,806 sf



seal
Revised April 27, 1999
date

PENTHOUSE/
ROOF PLAN
drawing title
AG-12
drawing number





ADDITION OF PENTHOUSE AND EXTERIOR
STAIR IS PENDING N.Y.C. LANDMARKS
PRESERVATION COMMISSION APPROVAL

UNIT 17

PRIVATE
RECREATIONAL AREA

NEW
STAIR #8

AREA FOR
UNIT 17

FIREPLACE
FLUES

NEW
STAIR #6

AREA FOR
UNIT 17

SKYLIGHT

NEW
ROOF

SKYLIGHT

COMMON
RECREATIONAL
AREA

MECHANICAL PENTHOUSE - FIRST LEVEL PLAN

THE FRANKLIN TOWER

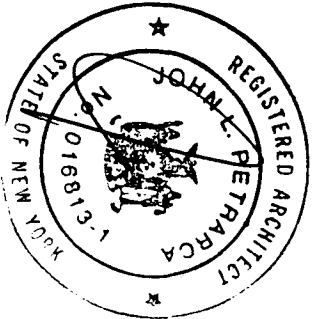
90 FRANKLIN STREET NEW YORK, NY 10013

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UNIT AREAS:

<input type="checkbox"/> EXTERIOR AREA FOR UNIT 17	543sf
<input type="checkbox"/> @ PENTHOUSE ROOF	
<input type="checkbox"/> EXTERIOR AREA FOR UNIT 17	320sf
<input type="checkbox"/> @ 1ST LEVEL PLAN	
TOTAL AREA	863sf



Seal

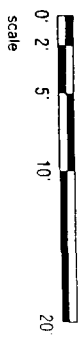
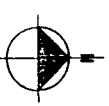
Revised April 27, 1999
date

PENTHOUSE
FLOOR PLAN

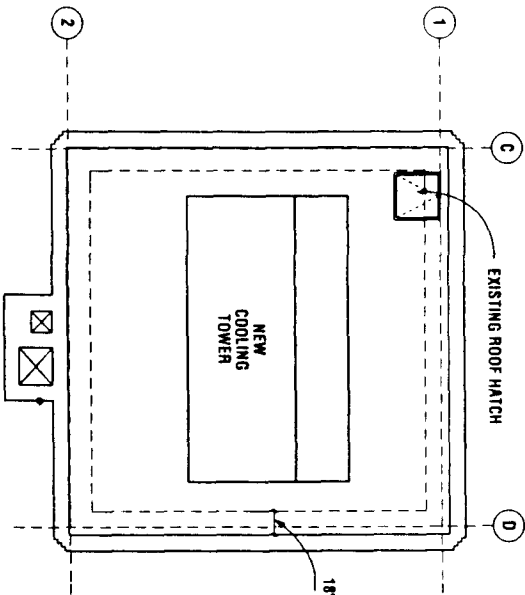
drawing title

AG-13

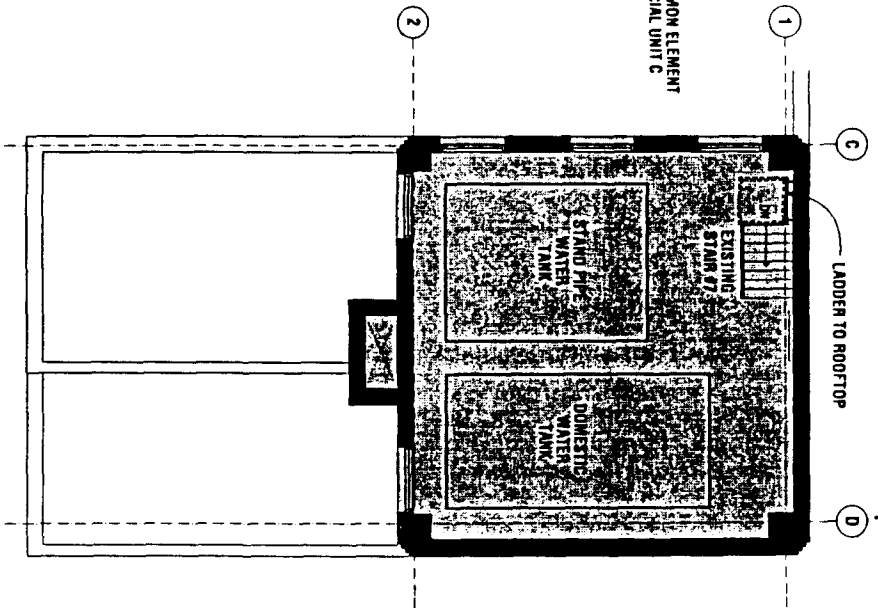
drawing number



246



2 MECHANICAL PENTHOUSE - ROOF PLAN



1 MECHANICAL PENTHOUSE - SECOND LEVEL PLAN

THE FRANKLIN TOWER
90 FRANKLIN STREET, NEW YORK, NY 10013

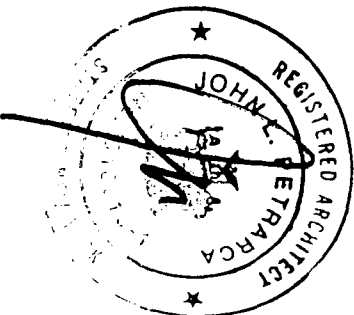
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UNIT AREAS:

MECHANICAL AREA

726sf

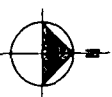


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Revised April 27, 1999
date

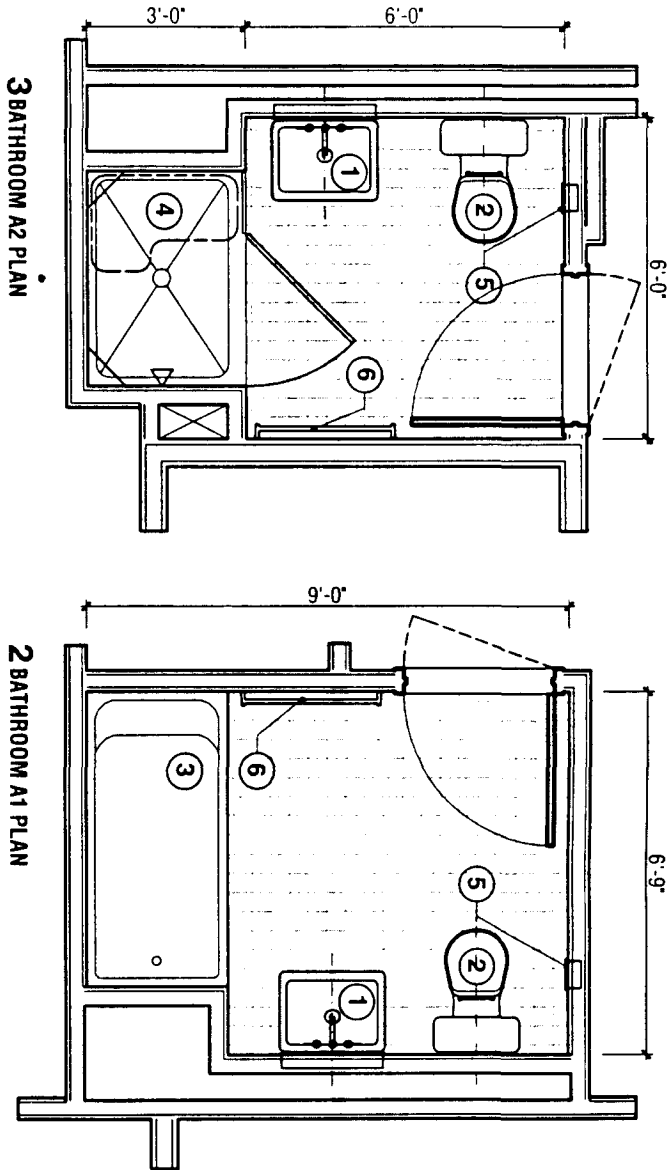
PENTHOUSE FLOOR AND ROOF PLANS
drawing title

AG-14
drawing number

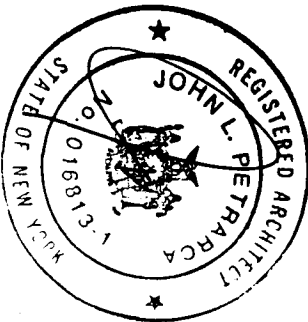
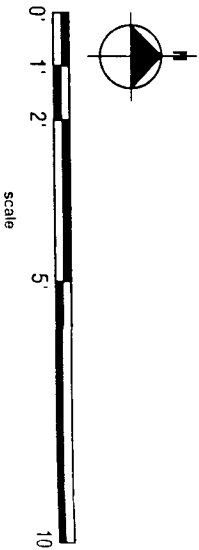


0' 2' 5' 10' 20'
scale

247



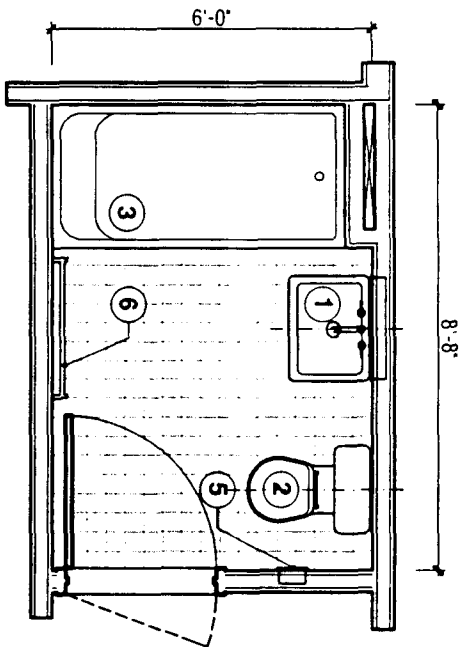
- FIXTURES**
1. PEDESTAL SINK
 2. WATER CLOSET
 3. TUB
 4. GLASS ENCLOSED SHOWER
- ACCESSORIES**
5. PAPER HOLDER
 6. TOWEL BAR
 7. RECESSED MEDICINE CABINET
 8. ROBE HOOK
 9. WALL-HUNG MIRROR
 10. TUMBLER HOLDER
 11. GLASS SHELF
 12. TOWEL RING



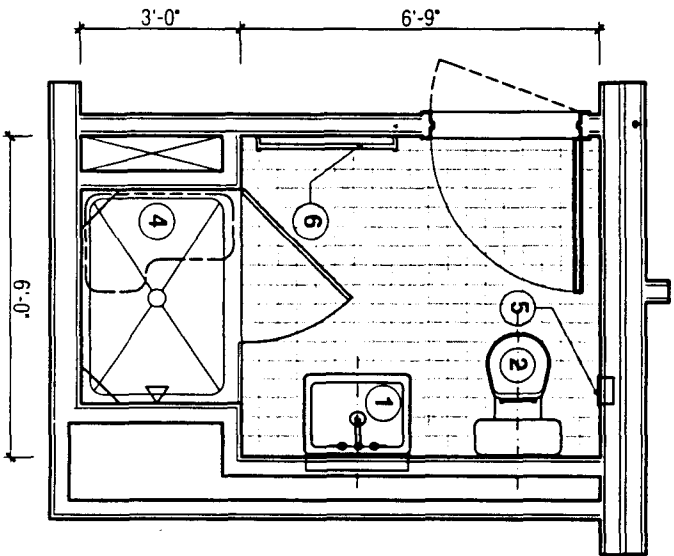
seal
March 1, 1999
date
**BATHROOMS A1, A2
& POWDER ROOM
FLOORS 11-16**
drawing title
AG-15
drawing number

**THE
FRANKLIN
TOWER**
90 FRANKLIN STREET, NEW YORK, NY 10013
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248



2 BATHROOM B2 PLAN



1 BATHROOM B1 PLAN

FIXTURES

1. PEDESTAL SINK
2. WATER CLOSET
3. TUB
4. GLASS ENCLOSED SHOWER

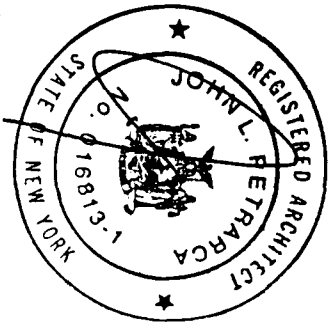
ACCESSORIES

5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

**THE
FRANKLIN
TOWER**

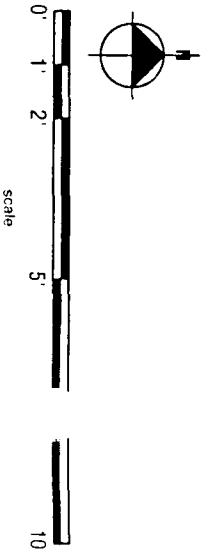
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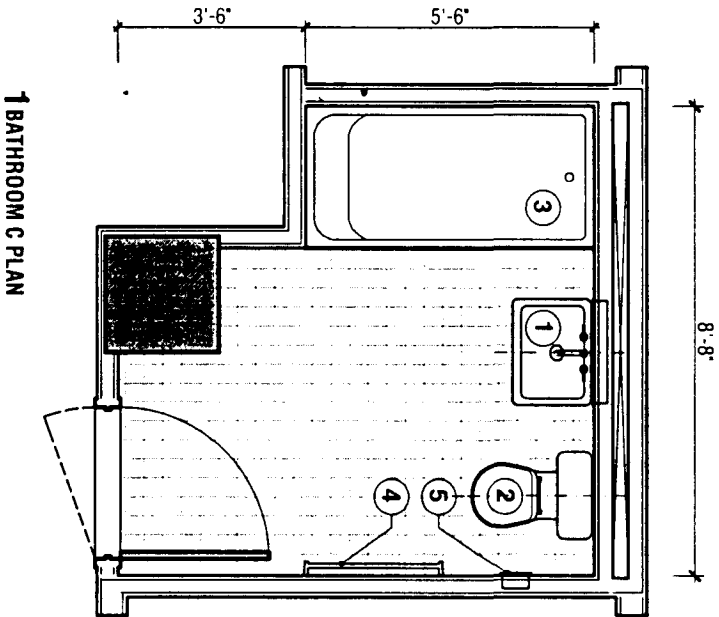


seal
March 1, 1999
date
BATHROOMS B1, B2
FLOORS 2-10
SOUTH UNIT

drawing title
AG-16
drawing number



249



FIXTURES

1. PEDESTAL SINK
2. WATER CLOSET
3. TUB

ACCESSORIES

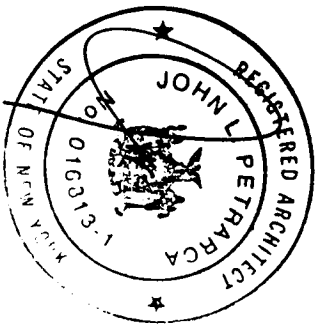
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6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

**THE
FRANKLIN
TOWER**

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March 1, 1999

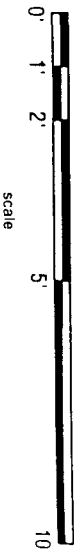
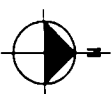
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BATHROOM C
FLOORS 2-10
NORTH UNIT

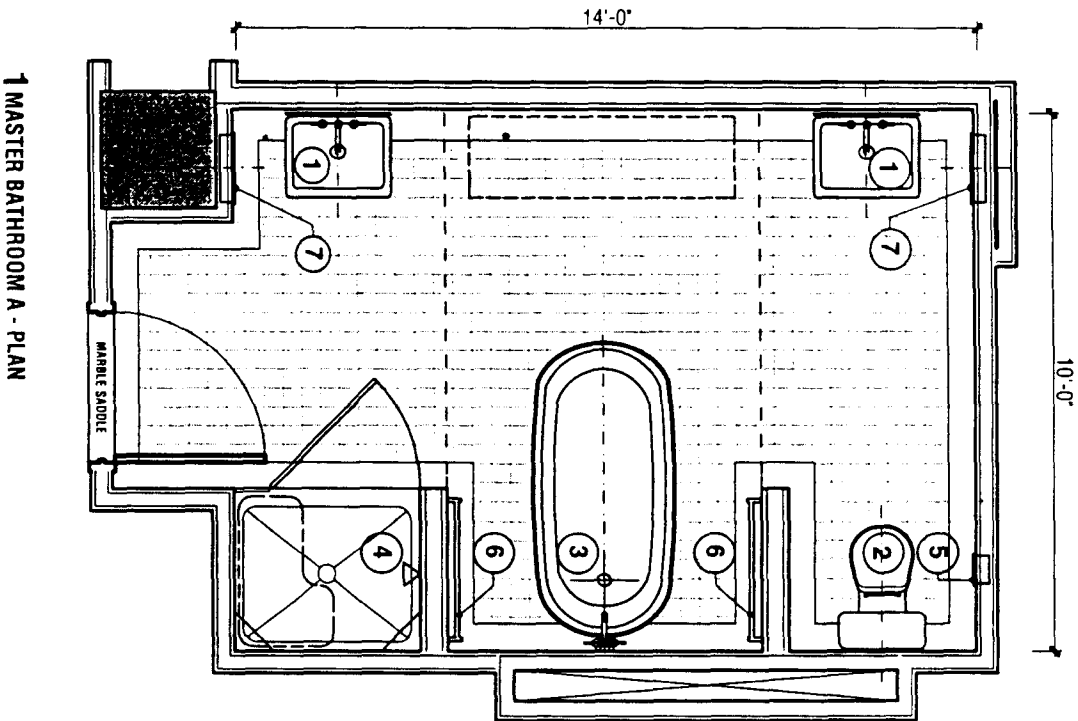
drawing title

AG-17

drawing number



052



FIGURES

1. PEDESTAL SINK
2. WATER CLOSET
3. FREESTANDING TUB
4. GLASS ENCLOSED SHOWER

ACCESSORIES

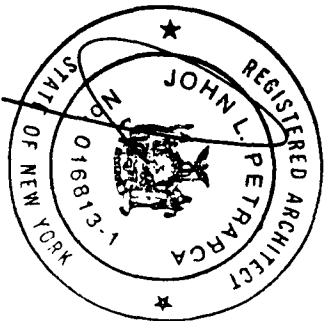
5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

THE FRANKLIN TOWER

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March 1, 1999

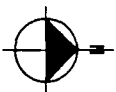
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MASTER BATH A
FLOORS 11-16

drawing title

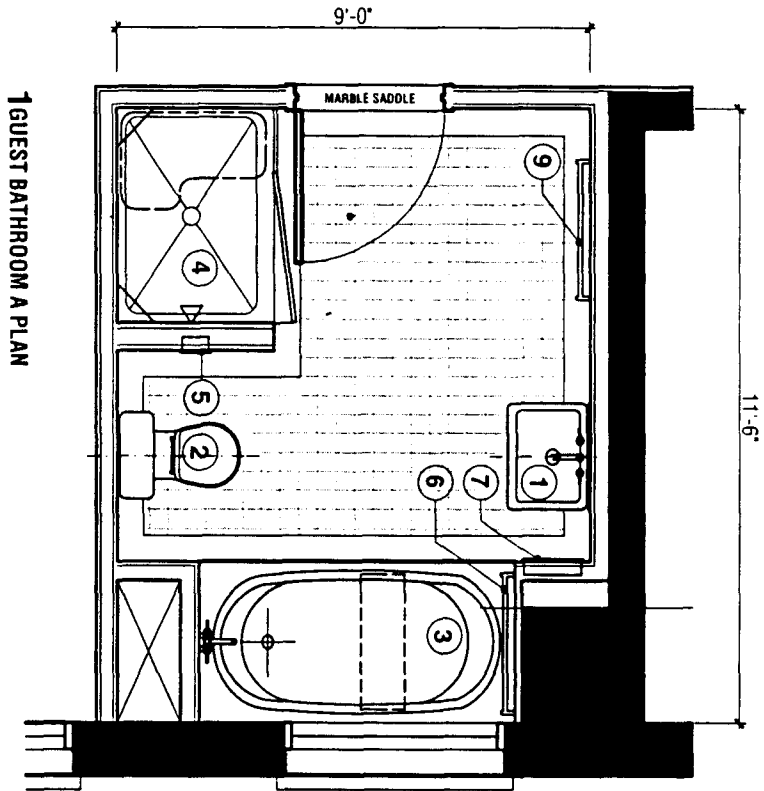
AG-18

drawing number



scale

251



FIXTURES

1. PEDISTAL SINK
2. WATER CLOSET
3. TUB
4. GLASS ENCLOSED SHOWER

ACCESSORIES

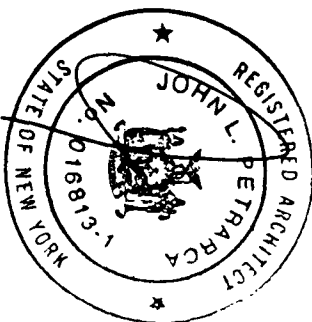
5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

THE FRANKLIN TOWER

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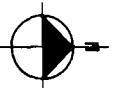
March 1, 1999
date

GUEST BATHROOM A
FLOORS 11-16

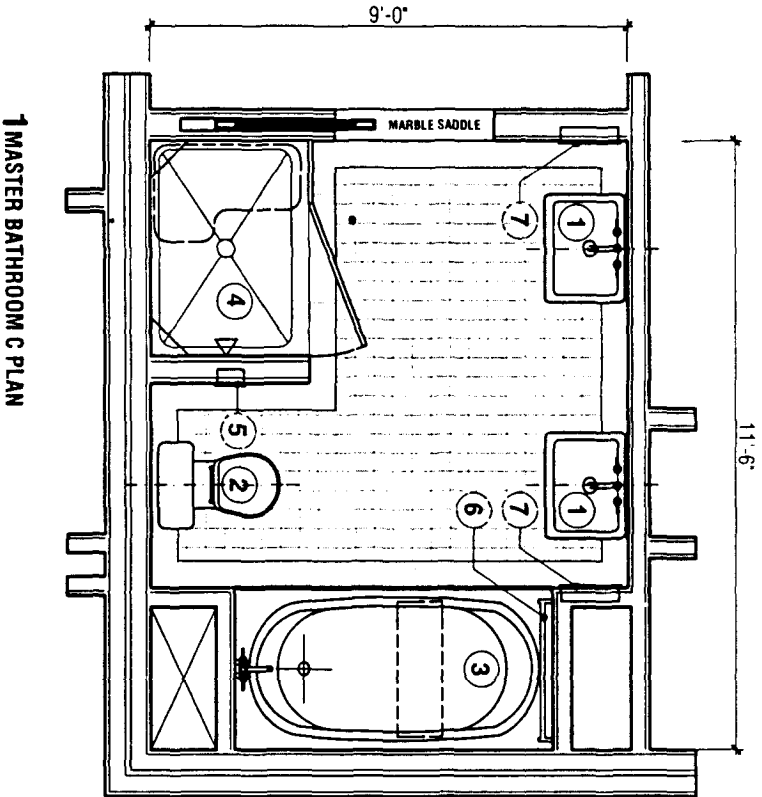
drawing title

AG-19

drawing number



252



FIXTURES

- 1. PEDESTAL SINK
- 2. WATER CLOSET
- 3. TUB
- 4. GLASS ENCLOSED SHOWER

ACCESSORIES

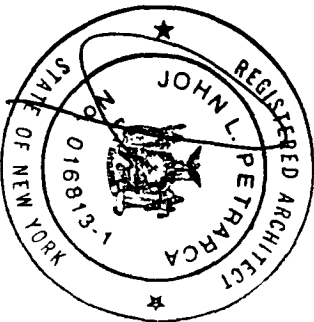
- 5. PAPER HOLDER
- 6. TOWEL BAR
- 7. RECESSED MEDICINE CABINET
- 8. ROBE HOOK
- 9. WALL-HUNG MIRROR
- 10. TUMBLER HOLDER
- 11. GLASS SHELF
- 12. TOWEL RING

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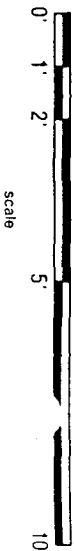
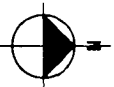
March 1, 1999
date

MASTER BATH C
FLOORS 2-10
NORTH UNIT

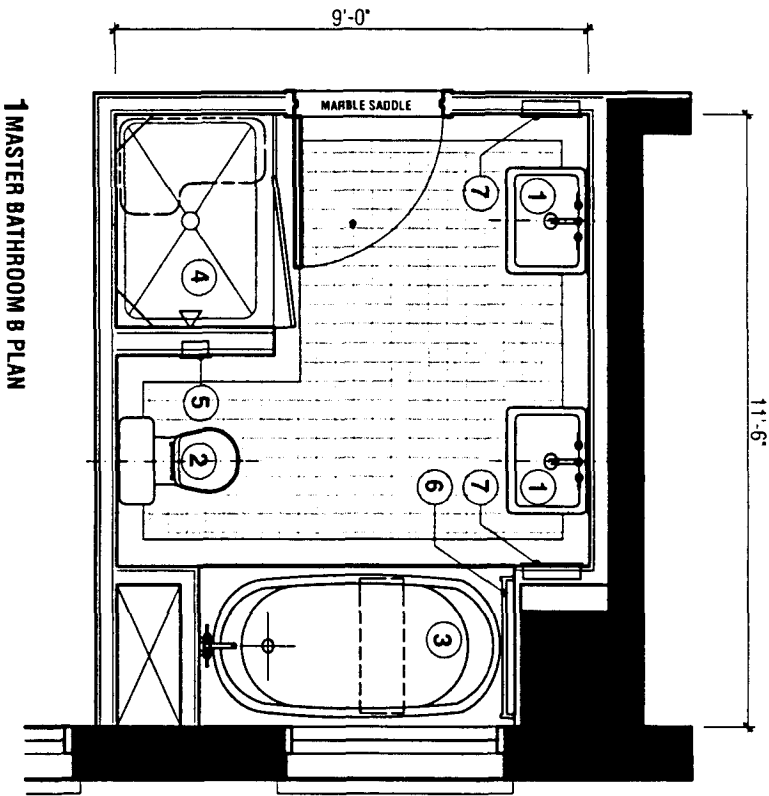
drawing title

AG-20

drawing number



253



1 MASTER BATHROOM B PLAN

FIGURES

- 1. PEDESTAL SINK
- 2. WATER CLOSET
- 3. TUB
- 4. GLASS ENCLOSED SHOWER

ACCESSORIES

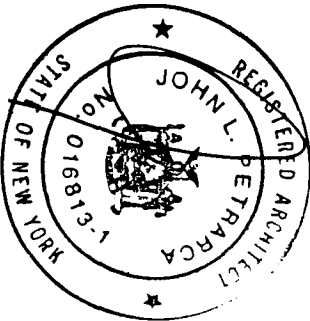
- 5. PAPER HOLDER
- 6. TOWEL BAR
- 7. RECESSED MEDICINE CABINET
- 8. ROBE HOOK
- 9. WALL-HUNG MIRROR
- 10. TUMBLER HOLDER
- 11. GLASS SHELF
- 12. TOWEL RING

THE FRANKLIN TOWER

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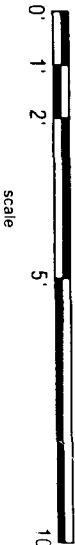
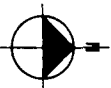
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**MASTER BATH B
FLOORS 7-10
SOUTH UNIT**

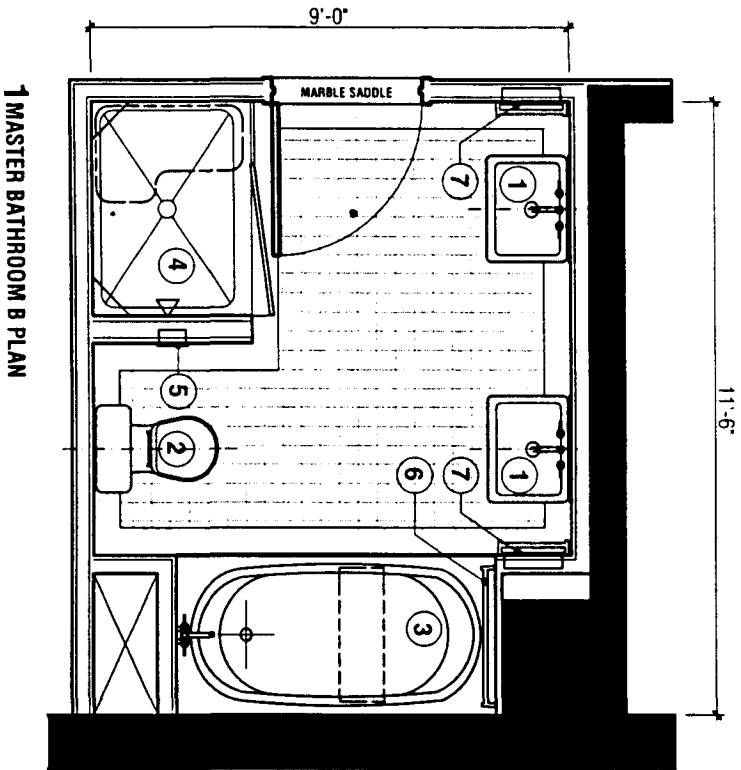
drawing title

AG-21

drawing number



254



FIXTURES

- 1. PEDESTAL SINK
- 2. WATER CLOSET
- 3. TUB
- 4. GLASS ENCLOSED SHOWER

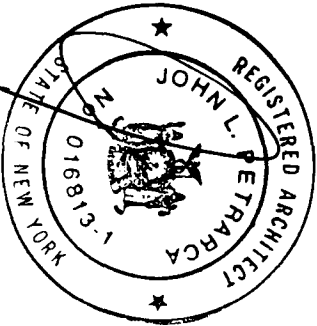
ACCESSORIES

- 5. PAPER HOLDER
- 6. TOWEL BAR
- 7. RECESSED MEDICINE CABINET
- 8. ROBE HOOK
- 9. WALL-HUNG MIRROR
- 10. TUMBLER HOLDER
- 11. GLASS SHELF
- 12. TOWEL RING

**THE
FRANKLIN
TOWER**

90 FRANKLIN STREET, NEW YORK, NY 10013
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March 1, 1999

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MASTER BATH B

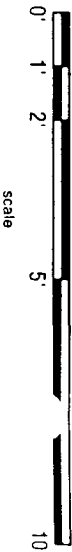
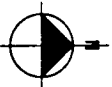
FLOORS 2-6

SOUTH UNIT

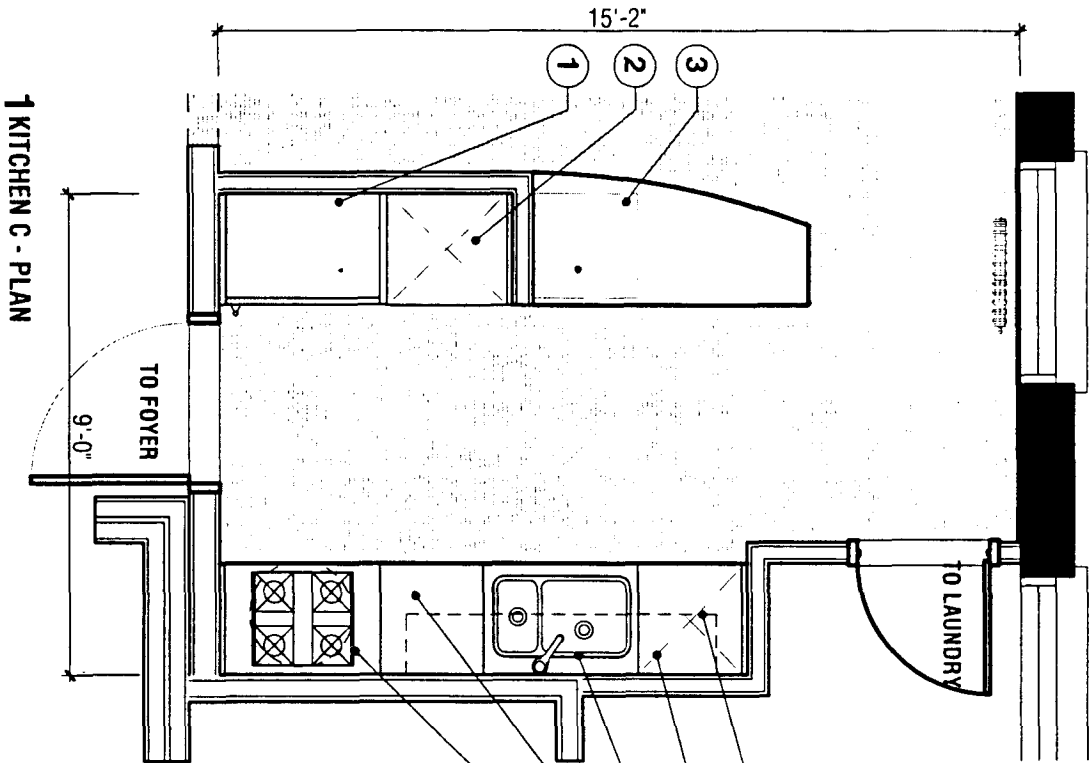
drawing title

AG-22

drawing number



255



1 KITCHEN C - PLAN

APPLIANCES & ACCESSORIES

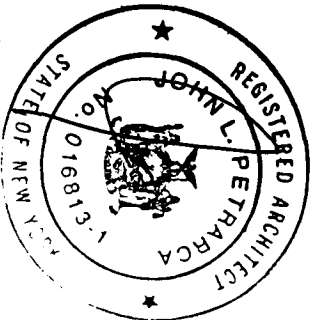
- 1. REFRIGERATOR
- 2. OVEN
- 3. ISLAND COUNTER TOP
- 4. BURNER RANGE
- 5. LOWER CABINETS
- 6. "GRAND CHEF" IN STAINLESS STEEL WITH INTEGRAL SINK, GARBAGE CHUTE AND BIN, SLIDING DISH DRAINER, CHOPING BLOCK, GRILL AND STONE WARMER
- 7. DISHWASHER
- 8. UPPER CABINETS WITH CONCEALED COUNTER LIGHTS
- 9. HOOD
- 10. ACCESSORIES BAR

THE FRANKLIN TOWER

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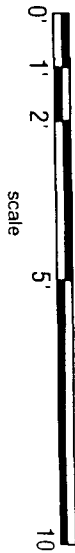
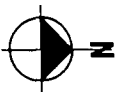
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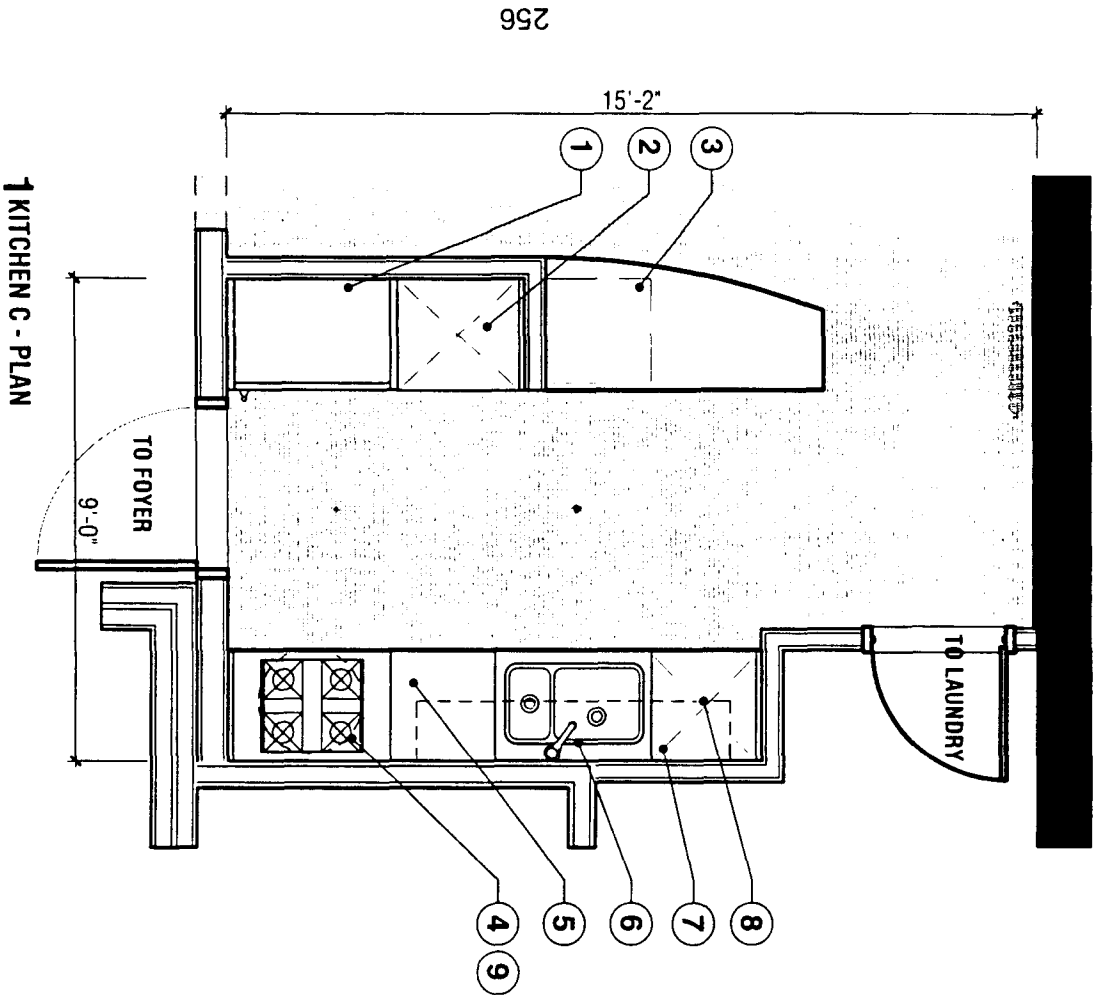
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seal
March 1, 1999
date

KITCHEN C
FLOORS 7-10
NORTH UNIT
drawing title
AG-23
drawing number

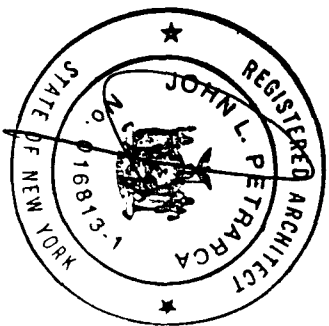




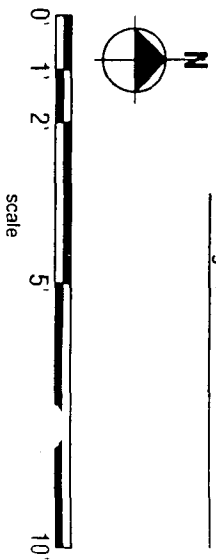
- APPLIANCES & ACCESSORIES**
1. REFRIGERATOR
 2. OVEN
 3. ISLAND COUNTER TOP
 4. BURNER RANGE
 5. LOWER CABINETS
 6. "GRAND CHEF" IN STAINLESS STEEL WITH INTEGRAL SINK, GARBAGE CHUTE AND BIN, SLIDING DISH DRAINER, CHOPING BLOCK, GRILL AND STONE WARMER
 7. DISHWASHER
 8. UPPER CABINETS WITH CONCEALED COUNTER LIGHTS
 9. HOOD
 10. ACCESSORIES BAR

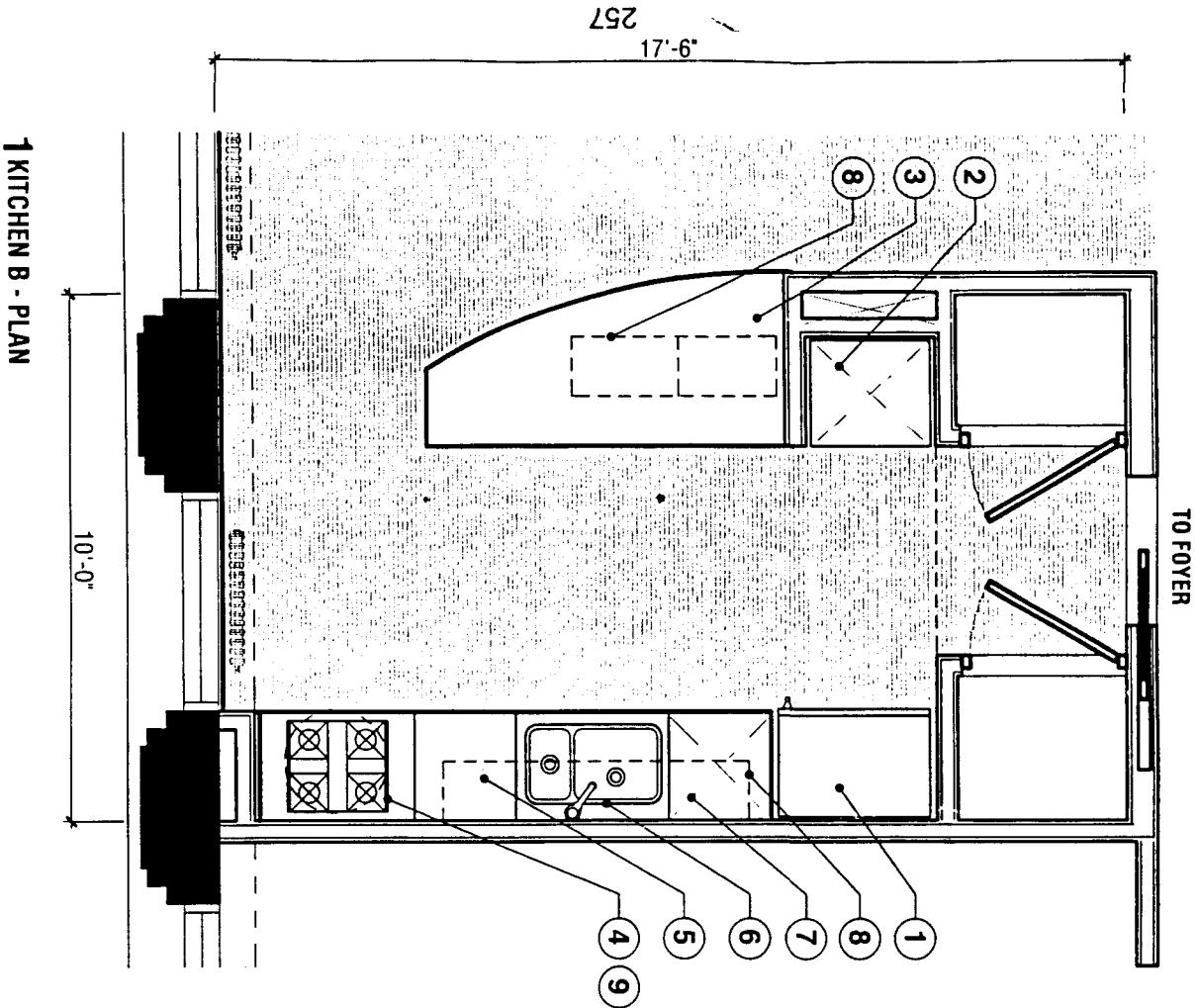
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seal
March 1, 1999
date
KITCHEN C
FLOORS 2-6
NORTH UNIT
drawing title
AG-24
drawing number





APPLIANCES & ACCESSORIES

1. REFRIGERATOR
2. OVEN
3. ISLAND COUNTER TOP
4. BURNER RANGE
5. LOWER CABINETS
6. "GRAND CHEF" IN STAINLESS STEEL WITH INTEGRAL SINK;
7. GARBAGE CHUTE AND BIN;
8. SLIDING DISH DRAINER;
9. CHOPING BLOCK;
10. GRILL AND STONE WARMER
11. DISHWASHER
12. UPPER CABINETS WITH CONCEALED COUNTER LIGHTS
13. HOOD
14. ACCESSORIES BAR

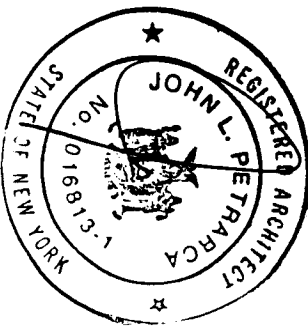
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STATE OF NEW YORK
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS TO BE BUILT



seal

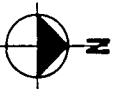
March 1, 1999
date

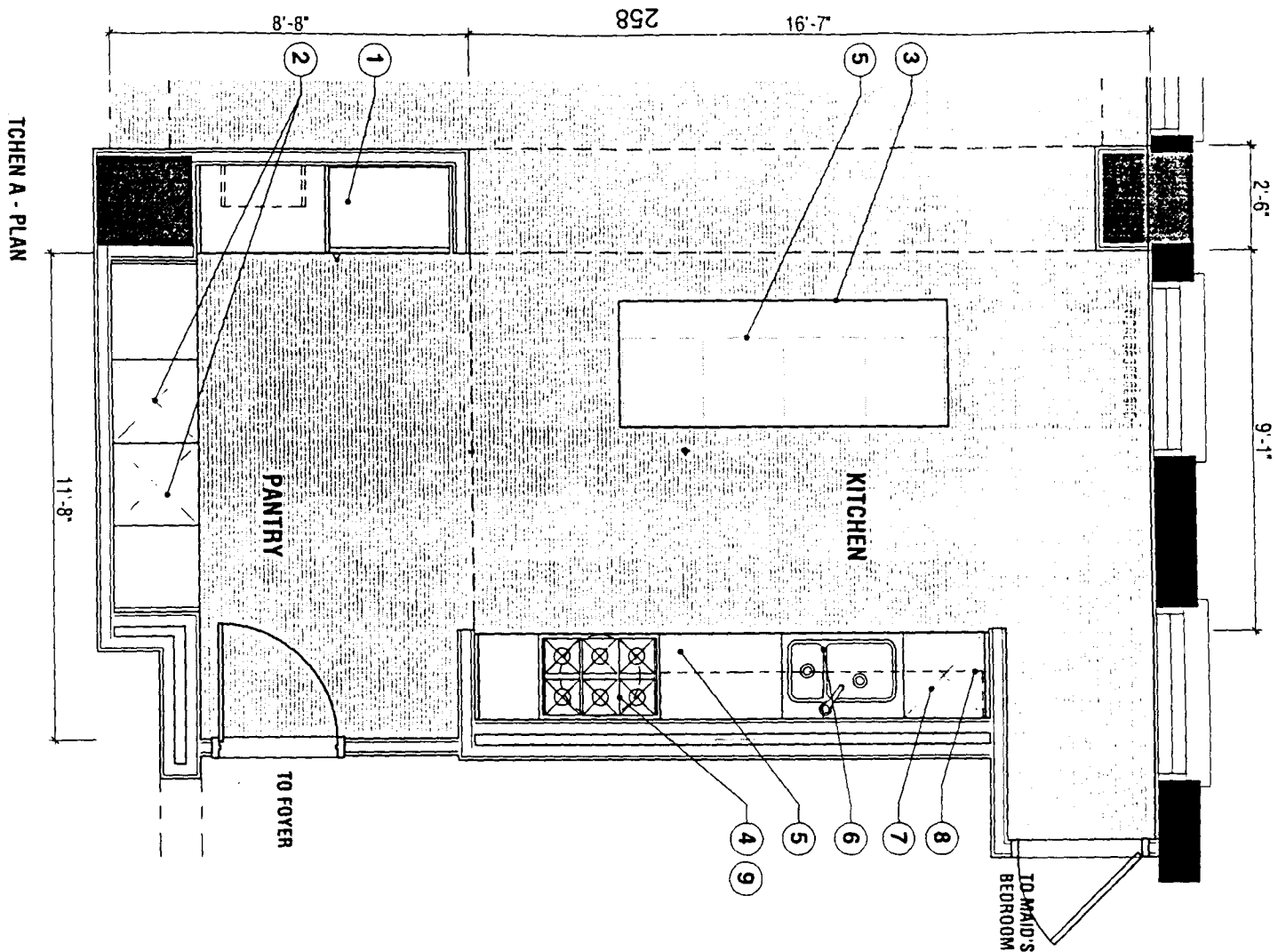
**KITCHEN B
FLOORS 2-10
SOUTH UNIT**

drawing title

AG-25

drawing number





APPLIANCES & ACCESSORIES

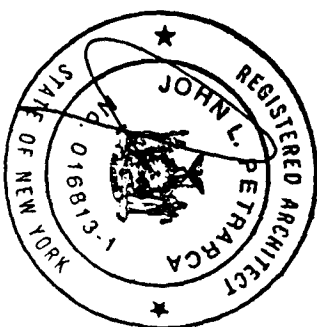
1. REFRIGERATOR
2. OVEN
3. ISLAND COUNTER TOP
4. BURNER RANGE
5. LOWER CABINETS
6. "GRAND CHEF" IN STAINLESS STEEL WITH INTEGRAL SINK, GARBAGE CHUTE AND BIN;
7. SLIDING DISH DRAINER; CHOPING BLOCK;
8. GRILL AND STONE WARMER
9. UPPER CABINETS WITH CONCEALED COUNTER LIGHTS
10. HOOD
10. ACCESSORIES BAR

THE FRANKLIN TOWER

90 FRANKLIN STREET, NEW YORK, NY 10013

ARCHITECTS CERTIFICATION
STATE OF NEW YORK
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS TO BE BUILT



seal

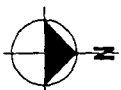
March 1, 1999
date

KITCHEN A
FLOORS 11-16
SINGLE UNIT

drawing title

AG-26

drawing number



THE CITY OF
NEW YORK

DEPARTMENT OF BUILDINGS

Technical Report: Periodic Inspection of Exterior Walls and Appurtenances

February 21, 1995 - February 21, 1997

Please File 3 Copies

This Form Must Be Typewritten and Microfilmed with the Report

Internal Use
RECEIVED
DEPARTMENT OF BUILDINGS
NOV 6 1995

CITY OF NEW YORK

BOROUGH OF MANHATTAN

1 Filing Status	
<input checked="" type="checkbox"/> Initial Filing	Amended filing Indicate initial filing date: _____
Was filing made for any previous cycles (yes/no)? If yes, indicate last filing date: 10 / 18 / 91	

2 Location			
Borough	Manhattan	Block	175
Lot(s)	10	BIN	
House No(s)	271 40	Street Name	Church Street FRANKLIN ST.
AKA address(es) 90-94 Franklin Street			

3 Applicant			
Last Name	Cohan	First Name	Stephen
M.I.	L.		
Business Name	Stephen L. Cohan & Associates, Architects		Business Phone (212) 683-9404
Address	1170 Broadway, suite 1115 city New York		State NY zip 10001
P.E.	<input checked="" type="checkbox"/> R.A.	Lic. No.	11222

4 Owner			
Last Name	271 Church St. Association	First Name	Mr. P. Dougherty
M.I.	Agent	Title	
Business Name	Helmsley-Noyes Co., Inc.		Business Phone (212) 693-4400
Address	22 Courtlandt Street city New York		State NY ZIP 10007

5 Building Characteristics	
Number of Stories	18 + bulkhead
Exterior Wall Type	Brick Solid

6 Prior Status			
<input checked="" type="checkbox"/> Ongoing Maintenance Program	<input type="checkbox"/> Precautionary Conditions	<input type="checkbox"/> Unsafe Conditions	
<input checked="" type="checkbox"/> Conformed with Code Requirements	Current Completion of Work Estimated to be %	Current Completion of Work Estimated to be %	

7 Current Field Report	
Critical Examination	<input type="checkbox"/> Ongoing Maintenance Program
<input checked="" type="checkbox"/> All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives.	<input type="checkbox"/> All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives.
All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives except:	<input type="checkbox"/> All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives except for ongoing remedial work described below:
The precautionary work described in the report.	
The unsafe conditions described in the report and below:	

8 Statements and Signatures	
I hereby state that the owner has authorized me to make this application. Furthermore, I hereby state that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner.	Seal (P.E. or R.A.)
Falsification of any statement is a misdemeanor under Section 26-124 of the Administrative Code and is punishable by a fine or imprisonment, or both.	
It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.	
Applicant Name Stephen L. Cohan	
Signature Date 4/27/95	

SEE INSTRUCTIONS ON REVERSE SIDE

Revised 1-95 TR-6



Stephen L. Cohan & Associates

BUILDING SYSTEM EVALUATIONS AND RELATED SERVICES

1170 Broadway, Suite 1115; New York, New York, 10001; Tel: 212-683-9404/05. Fax: 212-683-9586

LOCAL LAW 10 OF 1980 COMPLIANCE FOR
EXTERIOR WALLS AND APPURTENANCES
EXAMINATION AND REPORT

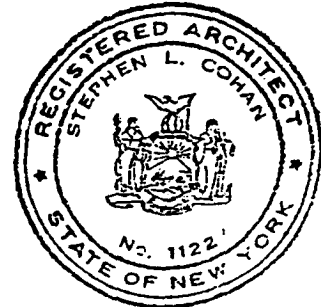
FOR

FOURTH CYCLE FILING
IN ACCORDANCE WITH
THE NEW YORK CITY ADMINISTRATIVE
CODE; SECTION C27-129
FIRST THROUGH ROOF APPENDAGE (19TH) LEVEL

RE: 271 CHURCH STREET OWNERS	BLOCK: 175
271 CHURCH STREET	LOT: 10
BOROUGH OF MANHATTAN	USE: COMMERCIAL/ BUSINESS
NEW YORK, NEW YORK	

OWNER'S AGENT:

271 CHURCH STREET OWNERS ASSOCIATION
C/O HELMSEY-NOYES CO., INC.
22 COURTLANDT STREET
NEW YORK, NEW YORK 10007



ATTN: MR. P. DOUGHERTY

DATE: APRIL 13, 1995

FILING DATE: APRIL 27, 1995

SIGNED AND SEALED Stephen L. Cohan DATE 4/30/95

SECTIONS: PAGE NO.

GLOSSARY.....LOCAL LAW 10 OF 1980 BUILDING DEPARTMENT LETTER	G - 1
SECTION I....BUILDING DESCRIPTION AND HISTORY	1 - 3
SECTION II...LOCAL LAW 10/80 METHODS AND STIPULATIONS	1 - 2
SECTION III..INTENT, OBSERVATION AND COMMENTARY	1 - 9
SECTION IV...REPORT CONCLUSION AND RECOMMENDATIONS	1 - 3
SECTION V....BUILDING DEPARTMENT FILING	1

and as herewith defined as follows:



Stephen L. Cohan & Associates

BUILDING SYSTEM EVALUATIONS AND RELATED SERVICES

1170 Broadway, Suite 1115; New York, New York, 10001; Tel: 212-683-9404/05. Fax: 212-683-9580

April 27, 1995

The City of New York
Department of Buildings
Manhattan Municipal Building
New York, New York 10007

RE: Borough: Manhattan
Block: 175
Lot: 10
Location: 271 Church Street
New York, New York

To Whom It May Concern:

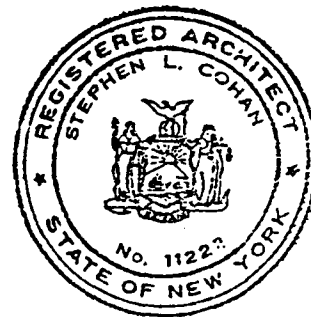
This office has examined the facades in accordance with the Fourth Cycle Filing requirements of Local Law 10 of 1980, Section C27-129.

The attached report, which represents the 1995-97 Fourth inspection cycle, indicates that there is no remedial work required at this time. The Owner had previously authorized that work be performed on the applicable facades. All required work was completed. The building facades generally conform to the criteria subject to Code requirements and applicable provisions of Local Law 10 of 1980 pursuant to C27-129, except as referenced in the report. The building is to be filed, as indicated in Section V, as In Compliance.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Stephen L. Cohan', written over a horizontal line.

Stephen L. Cohan
Building System Evaluation and Services



SLC/sps

att: Local Law 10/80 Fourth Cycle Report

cc: Helmsley-Noyes Co., Inc.
Attn: Mr. P. Dougherty
file

Signed and Sealed

A handwritten signature in dark ink, appearing to read 'Stephen L. Cohan', written over a horizontal line.

Date 4/27/95

GLOSSARY - PAGE NO. 1



Stephen L. Cohan & Associates

BUILDING SYSTEM EVALUATIONS AND RELATED SERVICES

1170 Broadway, Suite 1115; New York, New York, 10001; Tel: 212-683-9404/05. Fax: 212-683-9580

SECTION I: BUILDING INFORMATION AND DESCRIPTION

A. General Information:

1. Location: Northeast corner of Church Street and Franklin Street
2. Occupiable Floors: 18 building levels plus 19th level roof, water tower, stair and elevator bulkhead
3. Roof and Appendages: tower, stair and elevator bulkhead

B. Lot and Building Configuration:

1. Lot Description: Approximately 90'x100'
2. Courtyards: None applicable to LL10/80 review
3. Building Shape: Rectangular grade through roof level
3. Facade Setbacks: None subject to LL10/80 review.

C. Classification and Age:

1. Construction: Steel frame with concrete encasement and floor slab
2. Occupancy Use: Commercial/Business
3. Classification: Class A (I) Fireproof Construction
4. Age: Approximately 60 years of age

D. Applicable Facade and Areas:

1. North Facade: Partial width, 6th through roof (19th) level
2. South Facade: Full width, grade through roof (19th) level
3. East Facade: Partial width, 9th through roof (19th) level
4. West Facade: Full width, grade through roof (19th) level

E. Applicable Facade Construction:

1. Cut Stone Facade: South and west facades, 1st through 3rd level sill line.
2. Cut Stone Projections: None
3. Cut Stone Ornamentation: West facade, 1st and 2nd level entrance "frames" window sills all locations
4. Cut Stone Copings: North, south, east and west applicable facades
5. Masonry (Sepia/Ochre) Brick Facade: North facade, 6th level "floor" line

6. Masonry Ornamentation: East facade, 9th floor level through 19th (roof) level parapet. South and west facades, 3rd level through 15th level, center line fenestration and assorted areas, 18th level lintel line and 19th level (roof) parapet replacement.

F. Exterior Appurtenances:

1. Parapets:	Metal flashings, cast/cut stone copings, masonry and masonry ornamentation
2. Windows:	Wood or metal replacements
3. Air Conditioning: Units or Grills:	Cast/cut light colored stone
4. Metal Canopies:	None
5. Terraces and Setbacks:	None, except (19th) level water tower and stair bulkhead level
6. Water Tower and Bulkheads:	19th through 22nd level parapet.
7. Miscellaneous:	Assorted window or balcony guards, railings, screens, etc..

G. Previous Compliance Filing:

1. Status:	On Going Maintenance
2. Date:	September 30, 1991
3. Professional of Record:	Stephen L. Cohan & Associates, Architects
4. Address:	15 East 26th Street, Suite 1607, NY NY 10010
5. Telephone No.:	212-683-9405
6. Third Cycle Documentation:	Attached